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DFT 002517

PS

NOV 14 1985

PRELIMINARY

DRAFT

Subject to Revision

Date 11/14/85

J-1619

November 14, 1985

PACCAR, Inc.
777 - 106th Avenue N.E.
Bellevue, Washington 98009

Attn: Mr. Phillip E. Gladfelter

Re: Site Reconnaissance Observations
Leased Property near Boeing Development Center

Dear Mr. Gladfelter:

This letter summarizes our geotechnical and geochemical site reconnaissance observations for the referenced property. The site assessment was accomplished in general accordance with the scope of work in our proposal letter of October 4, 1985, as authorized by Purchase Order number JO-15882. This site assessment was accomplished in accordance with generally accepted geotechnical and geochemical practices. No other warranty, expressed or implied, is made.

We visited the site on November 7, 1985 and met with you and others. The conclusions in this letter are based on the surficial conditions observed during that site visit, and upon the general subsurface conditions indicated on published geologic mapping of the vicinity. The conclusions in this letter are based upon limited information, and are oriented towards conceptual planning for future site improvements. Additional geotechnical studies will be necessary for design of site improvements.

Existing Conditions

The site is presently used by a building demolition contractor for disposal and storage of demolition debris. This debris is stockpiled over much of the property. The stockpiles appear to have been segregated by material types. A large quantity of stockpiled concrete and brick rubble is present. These piles contain concrete rubble of generally less than 2-feet in dimension. Some piles containing larger rubble were observed, as were rubble piles containing large quantities of reinforcing steel.

The site has apparently been filled above the underlying flood plain soils. We estimate that 5 to 10 feet of fill is present. About 3/4 of the filled area appears to have been filled with sand dredge spoils. Between the demolition stockpiles site and the Kenworth test track property, an undeveloped drainage swale is present, which does not appear to have been filled.

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Geotechnical Considerations for Development

Geotechnical aspects of future site development were discussed at our site meeting. It is our opinion that the rubble can effectively be used for site fills in non-building areas. The rubble could be used to fill the existing undeveloped drainage swale. The use of rubble fill in future building areas could present some difficulties with building foundation support and construction. Rubble fill should not be used in future building areas, in our opinion. Rubble fill used elsewhere on the property (i.e., beneath pavements or landscaping), should be placed in a manner suitable to minimize void formation. Towards this end, concrete rubble pieces greater than 1-1/2 to 2 feet in size should be segregated out of the fill or crushed to a suitable size. It probably would be necessary to place a thickness of 1 to 2 feet of sand and gravel fill over the rubble to provide suitable pavement support.

We anticipate that natural soils underlying the existing fill may include compressible deposits of silt, clay, and possibly peat. Design of future site improvements should accommodate potential compressibility of these soils. It may be necessary to use pile foundations to reduce foundation settlements for more heavily loaded or settlement sensitive structures such as multi-story buildings or large industrial structures. It may be feasible to support structures, such as warehouses, single story office or light industrial buildings on spread footing foundations following preloading of the site. Preloading involves placement of a temporary weight on the site (such as stockpiles of fill soil) to equal or exceed the anticipated loading of the structure. This process allows most settlements to occur prior to building construction. The rubble fill could be used for preload fills.

Existing fill on the site also presents some potential difficulties with development of the site. Because of its apparently random placement, the existing fill may not provide suitable direct foundation support. It may be necessary to overexcavate and replace portions of the existing fill beneath shallow foundations, or to provide a sufficient thickness of suitably compacted fill below pavements or floor slabs.

The geotechnical aspect of development should be studied in detail prior to design. It may be helpful to accomplish a series of initial subsurface explorations during the preliminary planning of future site developments to allow consideration of actual existing soil conditions. In this manner optimal utilization of the site and siting of the various facilities, can be accomplished prior to final design.

Potential Soil Contamination

Observations made of materials currently stockpiled on site did not indicate the existence of any large sources of visible soil contamination. Several locations across the site, however, there was evidence of limited oil or paint spillage from drums, cans, tanks, vats, and machinery. Many of the observed containers still contained unidentified fluids. The contents of these containers present a potential source of soil

PAOCAR, Inc.
November 14, 1985

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contamination and as such, the containers and their contents should be removed as soon as possible to prevent further spillage.

The observed areas of spillage were limited in extent and the spilled fluids were likely comprised of conventional fuels, oils, and lubricants. If you so desire, some chemical testing of the affected soils could be conducted to document the existing soil conditions; preliminary chemical testing of the soils could consist of relatively inexpensive organic compound and trace metal scans designed to identify any potential soil contamination. If further testing was indicated by preliminary work, other analyses could be used to assess the magnitude of any potential problem uncovered.

It is important to realize that through visual observation, we can only assess visually obvious contamination. Many potentially serious forms of contamination are invisible. Even after chemical testing, some uncertainty about contamination on most sites may remain. Through sampling and chemical testing, it is possible, however, to limit that uncertainty. We have no reason to believe, from any visual evidence, that this site has been a repository for hazardous contaminants.

Sincerely,

HART-CROWDER & ASSOCIATES, INC.

JOHN E. ZIPPER, P.E.
Project Engineer

PHILIP A. SPADARO
Geochemist

MATTHEW G. DALTON
Senior Associate Hydrogeologist

JEZ/PAS/MGD:sek

DFT 002520

DRAFT

ATLAS BUILDING WRECKERS, INC.
FINANCIAL STATEMENTS
FOR THE YEAR ENDED OCTOBER 31, 1964

- Harry Wilson
Gump

10/31/64 - 65
2 ind 5 - 11/6
- Walter Lowe Father
- Larry Lowe son

DRAFT

Atlas Engineering Services, Inc.
Balance Sheet
October 31, 1964

ASSETS

Current Assets

Cash	\$ 255.00
Contracts receivable	127,132.42
Inventory - tools and parts	<u>50,222.22</u>

Total Current Assets	177,332.42
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Property, Plant and Equipment

Auto and trucks	4,150.00
Less accumulated depreciation	<u>3,566.75</u>

Net property plant & equipment	<u>583.25</u>
--------------------------------	---------------

Total Assets	\$ 177,915.67
	=====

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DRAFT

Atlas Building Wreckers, Inc.
Balance Sheet
October 31, 1964

LIABILITIES & STOCKHOLDERS' EQUITY

Current Liabilities	
Bank overdraft	\$ 12,916.05
Accounts payable	162,781.26
Accrued expenses	36,171.62
Current portion of long term debt	<u>2,166.10</u>
Total current liabilities	214,035.03
Long-Term Liabilities	
Note payable - F.I.B.	3,604.22
Less current portion above	<u>(2,166.10)</u>
Net long-term liabilities	<u>1,438.12</u>
Total liabilities	215,473.15
Stockholders Equity	
Common stock issued	600.00
Retained earnings (deficit) - ending	<u>(36,157.48)</u>
Total stockholders equity	<u>(37,557.48)</u>
Total Liabilities and Stockholders' Equity	\$ 177,915.67 =====

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DRAFT

As of ELITE WRECKERS, INC.
 Statement of Income
 For the Year Ended October 31, 1984

	Amount	Percent
Sales		
Sales	\$569,226.81	100.0%
Cost of Goods Sold	323,442.10	56.8
Gross profit	245,784.71	43.2
Operating Expenses		
Salaries	40,805.25	7.2
Auto and truck expense	3,564.00	.6
Depreciation expense	553.00	.1
Dues and subscriptions	500.46	.1
Equipment rental	877.25	.2
Gas, oil and lubrication	214.65	.0
Insurance	32,496.06	5.7
Interest	107.58	.0
Land leases	23,046.00	4.0
Legal and accounting	6,986.90	1.2
Miscellaneous expenses	4,028.04	.7
Office expense	11,018.13	1.9
Repair and maintenance	2,532.18	.4
Taxes and licenses	8,706.15	1.5
Taxes - payroll	12,531.81	2.2
Telephone - telegraph	21,322.97	3.7
Travel and entertainment	22,947.06	4.0
Total operating cost	192,237.51	33.6
Net operating income	53,547.20	9.4
Other income & expense		
Other income	250.00	.0
Total other inc. & exp.	250.00	.0
Net income before tax	53,797.20	9.5
Provision for income taxes	12.00	.0
Net income	\$ 53,785.20	9.4%
	=====	=====

DFT 002524

DRAFT

Atlas Building Wreckers, Inc.
Statement of Retained Earnings (Deficit)
For the Year Ended October 31, 1984

Retained Earnings at Beginning of Year

As previously reported	\$ 49,698.15
Adjustment for unrecorded expenses of period ended October 31, 1984	(141,642.83)
Balance at beginning of year as restated	(91,944.68)
Net income	<u>53,787.20</u>
Retained Earnings (Deficit) at End of Year	\$ (38,157.48) =====

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ATLAS BUILDING WRECKERS, INC.

FINANCIAL STATEMENTS

FOR THE YEAR ENDED OCTOBER 31, 1984

DFT 002526

DRAFT

Atlas Building Wreckers, Inc.
Balance Sheet
October 31, 1984

ASSETS

Current Assets

Cash	\$	200.00
Contracts receivable		127,132.42
Inventory - tools and parts		<u>50,000.00</u>

Total Current Assets		177,332.42
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Property, Plant and Equipment

Auto and trucks		4,150.00
Less accumulated depreciation		<u>3,566.75</u>

Net property plant & equipment		<u>583.25</u>
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Total Assets	\$	177,915.67
		=====

DFT 002527

DRAFT

Atlas Building Wreckers, Inc.
Balance Sheet
October 31, 1984

LIABILITIES & STOCKHOLDERS' EQUITY

Current Liabilities	
Bank overdraft	\$ 12,916.05
Accounts payable	162,781.26
Accrued expenses	36,171.62
Current portion of long term debt	<u>2,166.10</u>
Total current liabilities	214,035.03
Long-Term Liabilities	
Note payable - F.I.B.	3,604.22
Less current portion above	<u>(2,166.10)</u>
Net long-term liabilities	<u>1,438.12</u>
Total liabilities	215,473.15
Stockholders Equity	
Common stock issued	600.00
Retained earnings (deficit) - ending	<u>(38,157.48)</u>
Total stockholders equity	<u>(37,557.48)</u>
Total Liabilities and Stockholders' Equity	\$ 177,915.67 =====

DFT 002528

DRAFT

Atlas Electric Wreckers, Inc.
Statement of Income
For the Year Ended October 31, 1964

	Amount	Percent
Sales		
Sales	\$569,226.81	100.0%
Cost of Goods Sold	323,442.10	56.8
Gross profit	245,784.71	43.2
Operating Expenses		
Salaries	40,805.25	7.2
Auto and truck expense	3,564.00	.6
Depreciation expense	553.00	.1
Dues and subscriptions	500.48	.1
Equipment rental	877.25	.2
Gas, oil and lubrication	214.65	.0
Insurance	32,496.06	5.7
Interest	107.58	.0
Land leases	23,046.00	4.0
Legal and accounting	6,986.90	1.2
Miscellaneous expenses	4,028.04	.7
Office expense	11,018.13	1.9
Repair and maintenance	2,532.18	.4
Taxes and licenses	8,706.15	1.5
Taxes - payroll	12,531.81	2.2
Telephone - telegraph	21,322.97	3.7
Travel and entertainment	22,947.06	4.0
Total operating cost	192,237.51	33.8
Net operating income	53,547.20	9.4
Other income & expense		
Other income	250.00	.0
Total other inc. & exp.	250.00	.0
Net income before tax	53,797.20	9.5
Provision for income taxes	10.00	.0
Net income	\$ 53,787.20	9.4%
	=====	=====

DFT 002529

DRAFT

Atlas Building Wreckers, Inc.
Statement of Retained Earnings (Deficit)
For the Year Ended October 31, 1984

Retained Earnings at Beginning of Year

As previously reported \$ 49,698.15

Adjustment for unrecorded expenses of
period ended October 31, 1984 (141,642.83)

Balance at beginning of year as restated (91,944.68)

Net income 53,787.20

Retained Earnings (Deficit)
at End of Year \$ (38,157.48)
=====

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BE SURE NAME, BUSINESS AND
ADDRESS MATCH YOUR FILE.

1979

LATER REPORT
WILL FOLLOW

SUBSCRIBER: 050-001314X
patterson

4151001

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CONSOLIDATED REPORT

(FULL REVISION)

DUNS: 05-597-9843
ATLAS BUILDING WRECKERS

2035 N WILLAMETTE BLVD
PORTLAND OR 97217
TEL: 503 289-5073

DATE PRINTED
FEB 24 1979

BUILDING WRECKER &
SALVAGE YARD

SIC NOS.
17 95 73 99

SUMMARY
RATING BA2

STARTED 1955
PAYMENTS SEE BELOW
SALES \$1,026,658
WORTH F \$319,078
EMPLOYS 4-12
HISTORY CLEAR
CONDITION GOOD
TREND UP

WALTER LOWE, PARTNER

PAYMENTS (Amounts may be rounded to nearest figure in prescribed ranges)
REPORTED PAYING HIGH NOW PAST SELLING LAST SALE
RECORD CREDIT OWES DUE TERMS WITHIN

10/78	Ppt	500	-0-	-0-		6-12 Mos
7/78	Slow 30	50	-0-	-0-	N30	6-12 Mos

On 07/17/78 Denise Lowe, bookkeeper, reported trade up to date.

FINANCE
07/17/78

	Dec 31 1976	Apr 30 1978	
Curr Assets	102,771	350,958	
Curr Liabs	42,962	48,578	
Working Capital	49,809	302,370	
Other Assets	9,580		
Worth	69,394	319,078	
Sales	370,433		
Interim statement dated Apr 30 1978:			
Cash	\$ 66,770	Accts Pay	\$ 33,469
Accts Rec	251,611	Due Affiliate	14,329
Inventory	25,785	Accruals	780
Ppd Exp	6,782		
Current	350,948	Current	48,578
Fixt & Equip	16,708	NET WORTH	319,078
Total Assets	367,656	Total	367,656

Annual sales \$1,026,658. Fire insurance on mdse & fixt \$45,000.
Extent of audit, if any, not indicated.

Fixed assets shown net less \$8,519 depreciation.

On July 17 1978 Denise Lowe, (b) (6) bookkeeper, submitted the above figures.

PUBLIC FILINGS

12/06/78 On Oct 18 1978, a financing statement (#E50071) was filed listing subject as debtor and First National Bank, 8334 N Denver as secured party. Collateral consists of used Hyster. (12-5).

12/15/78 On Nov 2 1978, a financing statement (#E53447) was filed listing subject as debtor and First National Bank, PO box 17276 as secured party. Collateral consists of used 1970 Cat wheel loader. (12-15).

HISTORY

07/17/78 WALTER LOWE, PARTNER
MICHAEL LOWE, PARTNER

PATRICK LOWE, PARTNER

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Style registered Jul 1 1964 by Walter Lowe. Business started in 1955 as sole ownership of Walter Lowe. Admitted son as partner in 1971.

(b) (6) Served in Air Force during World War II. 1948 began dba Danny's Cleaners in partnership with Floyd Krumholtz. March 1949 Lowe became sole owner. 1955 started this business.

(b) (6) Active in this line. Employed by his father for several years. In 1971 became a partner.

MICHAEL LOWE, son of Walter. Active in subject and affiliate most of working career.

OUTSIDE INTEREST:

Atlas Equipment Rentals, Inc. An Oregon corporation chartered in 1970. Walter Lowe is President. Rents equipment to subject. Net worth as of April 30 1978 \$157,746.

(CONTINUED)

Dun & Bradstreet
ATLAS BUILDING WRECKERS
PORTLAND OR

FEB 24 1979

Report has been prepared for
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CONSOLIDATED REPORT

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HISTORY

(Cont'd) Inter company relations consist of sharing office facilities and leasing equipment to Atlas Building Wreckers.

OPERATION

Contractor, specializing in demolition of all types of buildings and structures (50%). Does work on contract basis throughout West Coast for individuals, businesses and governments.

EMPLOYEES: 4-12 including partners. Employees are hired as needed depending on job underway.

LOCATION: Business headquarters are maintained at rear of the residence of Walter Lowe.

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